

**10426 130 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206539**



**\$449,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water		
<b>Inclusions:</b>	Garage Heater		

This beautifully maintained two-storey in Royal Oaks is vacant and ready for immediate possession! Step inside to soaring 9' ceilings and a bright, open layout that creates an inviting and spacious feel from the moment you walk in. The main floor offers a functional flow with a cozy gas fireplace in the living room, a well-designed kitchen featuring quartz countertops, a corner pantry, island with seating, and a generous dining space that's perfect for everyday meals or entertaining. You'll also find main floor laundry, a half bath, and access to the fully finished and heated double car garage. Upstairs hosts two comfortable bedrooms, a full bathroom, and a large primary suite complete with a walk-in closet and a stunning 5-piece ensuite featuring a soaker tub and tiled shower. The basement is wide open and ready for future development with room for two additional bedrooms, another full bath, and a spacious rec area. Outside, enjoy the fully landscaped and fenced yard—ideal for those sunny summer days—and stay cool inside with central air conditioning already installed. A great layout, quality finishes, and immediate availability make this home one to see!